

ORDINANCE 2007-25

AN ORDINANCE OF THE TOWN OF EATONVILLE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 16.04 OF THE EATONVILLE MUNICIPAL CODE AND ORDINANCE NO. 74-15, 84-10, 92-5, 95-07, 98-08, AND 05-18, RELATING TO ADOPTION OF REVISED UNIFORM CODES OF BUILDING RELATED REGULATIONS AND ADDING SECTION 3 SUBSECTION H.

WHEREAS, the Town of Eatonville is required by RCW 19.27.050 to enforce the provisions of certain uniform codes of technical building and related regulations as adopted by the Washington State Building Code Council ("WSBCC"); and

WHEREAS, the WSBCC has recently adopted new editions of several of such uniform codes; and

WHEREAS, the Town Council of the Town of Eatonville finds that both Washington Law and the Council's interest in the safety of its citizens require the Council to ensure that its building codes are kept up to date;

NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF EATONVILLE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. A new EMC section 16.08.010 and the corresponding portions of Ordinance Nos. 98-08 § 8, 95-07 §§ 1, 8 are hereby amended to read as follows:

16.08.010 International codes — Adopted by reference.

Pursuant to RCW 35A.12.140, the following codes of technical regulations are adopted by this reference as if fully set forth, subject to the modifications or amendments set forth in this chapter, and with the exception of those provisions of the codes set forth in this chapter:

A. Adoption of the International Building Code. The International Building Code, 2006 Edition, Appendix I (Patio Covers) and Appendix H (Signs) excluding Sections H101, H102, H105.2, H109.1, H109.2, H110.3, H110.4, and H110.5, published by the International Code Council, as amended by the Washington State Building Code Council and published in Chapter 51-50 WAC, are adopted by this reference, and except as amended by Sections 6 and 8 of the Ordinance.

B. Adoption of the International Residential Code. The International Residential Code, 2006 Edition, Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems, Appendix H (Patio Covers) except section AH107, Appendix G Sections AG105 (Swimming Pool and Hot Tub Barriers) and AG106 (Entrapment Protection for Swimming Pool and Spa Suction Outlets), published by the International Code Council, as amended by the Washington State Building Code Council, and published as Chapter 51-51 WAC, is adopted by this reference, and as amended by Section 7 of this Ordinance.

C. Adoption of the International Mechanical Code. The International Mechanical Code, 2006 Edition, published by the International Code Council, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code) as amended by the Washington State Building Code Council, and published as Chapter 51-52 WAC, is adopted by this reference.

D. Adoption of the Uniform Plumbing Code. The Uniform Plumbing Code, 2006 Edition, published by the International Association of Plumbing and Mechanical Officials; PROVIDED, that any provisions of such code affecting sewers or fuel gas piping are not adopted; and Appendix H (Recommended Procedures for Design, Construction and Installation of Commercial Kitchen grease Interceptors), as amended by the Washington State Building Code Council and published as Chapters 51-56 51-57 WAC, are adopted by this reference.

E. Adoption of the International Fire Code. The International Fire Code, 2006 Edition, published by the International Code Council, as amended by the Washington State Building Code Council and published as Chapter 51-54 WAC, is adopted by this reference.

F. Adoption of the International Fuel Gas Code. The International Fuel Gas Code 2006 Edition published by the International Code Council, except unvented room heaters in section 621, is adopted by this reference.

G. Adoption of the International Property Maintenance Code. The International Property Maintenance Code 2006 Edition published by the International Code Council is adopted by this reference.

H. Adoption of the Washington State Energy Code. The Washington State Energy Code, 2006 Edition, as amended by the Washington State Building Code Council and filed as Chapter 51-11 WAC, is adopted by this reference.

I. Adoption of the Washington State Ventilation and Indoor Air Quality Code. The Washington State Ventilation and Indoor Air Quality Code, 2006 Edition, as adopted by the Washington State Building Code Council and filed as Chapter 51-13 WAC, is adopted by this reference.

J. Minimum design requirements. The following climatic and geographic design criteria are adopted pursuant to Section R301.2 of the International Residential Code:

Ground Snow Load	Wind Speed (Gust)	Seismic Design Category	Weathering	Frost line depth	Termite	Decay	Winter Design Temp	Ice Shield Underlay Required	Flood Hazards	Air Freeze Index	Mean Annual Temp
35 psf	80	D1	moderate	12"	slight	moderate	27	No	1985	160	51.2

Section 2. A new EMC section 16.08.014 and the corresponding portions of Ordinance Nos. 98-08 § 8 and 95-07 §§ 1, 8 are hereby amended to read as follows:

16.08.014 International codes — Copies on file.

The city clerk is directed to keep on file in the office of the city clerk not less than one copy of each of the codes adopted pursuant to EMC 16.08.010 for use and examination by the public, pursuant to RCW 35A.12.140.

Section 3. A new EMC section 16.04.044 and the corresponding portions of Ordinance Nos. 92-5 § 15 and 84-10 § 1 are hereby amended to read as follows:

16.04.044 Buildings permit fees.

Building permit fees for residential and commercial construction shall be charged in conformance to Section 108 of the 2003 International Building Code, Section R108 of the 2006 International Residential Code, Section 106.5.2 of the 2003 International Mechanical Code and Section 103.4.1 of the 2003 Uniform Plumbing Code. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, profit, fire extinguishing systems, and any other pertinent equipment. Fees shall be calculated from Table 1 from the Building Valuation Data as published by the International Code Council with the regional cost modifier in Table 2 and the valuation as set forth in Table 3, except as follows:

A. Computation of fees for mobile homes located on individual lots shall be the same as for conventional houses.

B. Structures not classed as buildings such as retaining walls, dog kennels, decks, signs, docks and the like shall be charged fees based on the actual cost of labor and materials according to Table 3 of this code.

C. Repair to structures such as re-siding, painting, decks under 30 inches in height, replacing of doors or any other nonstructural repair shall not require a building permit.

D. The permit fee for the addition to any building shall be computed on the same basis as the building permit.

E. The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under the issued permit.

F. Mechanical Permit Fees. 2006 International Mechanical Code Section 106.5.2 Amended. Mechanical fees shall be calculated at 15 percent of the building permit fee.

G. Plumbing Permit Fees. 2006 Uniform Plumbing Code Section 103.4.1 Amended. Plumbing fees shall be calculated at 15 percent of the building permit fee.

H. A technology fee of \$10.00 shall be applied to each permit issued for permit software upgrades, training and related computer maintenance and replacement.

I. Permits requiring plan review and inspections that are required by the Washington State Energy Code and the Washington State Ventilation and Indoor Air Quality Code shall require a \$60.00 plan review and inspection fee.

The attached Tables 1, 2 and 3 are incorporated herein by this reference.

Section 4. A new EMC section 16.04.050 and the corresponding portions of Ordinance Nos. 92-5 § 15 and 84-10 § 1 are hereby amended to read as follows:

16.04.050 Plan review fee.

Building plan review fees shall be 65 percent of the building permit fee as determined in section 16.04.044 and as follows;

A. When submittal documents are required a plan review fee shall be paid at the time of submitting the documents for plan review.

B. The plan review fees specified in this section are separate fees from the permit fees specified in Section 16.04.044 of this code.

C. Revised plans submitted during the plan review process which have uncorrected plan review items shall require additional plan review fees on the third submittal. The additional fee shall be \$47.00 per hour with a minimum of two hours.

D. Plan review fee will be non-refundable.

Section 5. A new EMC section 16.04.052 is hereby adopted to read as follows:

16.04.052 Expiration of permits and plan review.

A. Permits shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned or has not received an inspection at any time after the work is commenced for a period of 180 days. Before work can be recommenced, a new permit shall first be obtained to do so, and the fee therefore shall be one half of the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension and abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

B. Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by A of this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

C. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time of action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Section 6. EMC section 16.08.012 is hereby adopted to read as follows:

16.08.012 International Building Code amended.

The International Building Code as adopted by EMC 16.08.010 is hereby amended with the following addition:

Section 406.1.4 #1 Separation. Private residential garages attached to a dwelling unit shall be separated from the dwelling unit with one layer of 5/8" Type-X sheetrock on the garage side. This sheetrock shall be continuous from the foundation to roof sheathing, or on all walls and ceiling of the garage. When a dwelling unit is located above a garage, all walls and ceilings of the garage shall have minimum one layer of 5/8" Type-X sheetrock. When framing members are more than 16" o.c. two layers of 5/8" Type-X sheetrock shall be required. Sheetrock shall be nailed at 7" o.c., on both edge and field with 6d (2") nails. Openings such as doors and attic accesses shall be 1-3/8" solid core doors, or a 20-minute rated assembly and shall be self closing and self latching. Penetrations shall be steel, ferrous or copper pipes, or steel conduit, or one-hour listed assemblies. No windows shall be permitted in the garage/house wall. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

Section 7. EMC section 16.08.014 is hereby adopted to read as follows:

16.08.014 International Residential Code amended.

The International Residential Code, as adopted by EMC 16.08.010, is hereby amended with the following additions:

A. Section R106.6 Construction documents. Section R106.6 is added as follows;

i) Section R106.6.1. Sites with slopes greater than 15 percent shall indicate slope on the site plan with topography lines in 2 foot increments.

ii) Section R106.6.2. Revisions to approved plans are to be submitted and approved three days prior to calling for frame inspection.

B. Table R301.5 Live loads amended. Sleeping rooms shall have a minimum live load of 40 psf.

C. Section R309.2 Separation amended. 5/8" Type "X" GWB (or equivalent) is required to separate garage from house. **Walls:** One layer on warm walls to underside of roof sheathing or ceiling. Include support walls for affected ceilings. **Ceilings:** Two layers when 24" o.c. framing. One layer when 16" o.c. framing. Specify self-closing, tight-fitting, 1 3/8" solid core wood door or 20-minute labeled metal door for opening between garage and dwelling.

D. Section R311.2.2 Under stair protection. Section R311.2.2 is added as follows: Enclose accessible space under stairs shall have walls and ceilings.

E. Section R313.1.2 Smoke alarms. Smoke alarms installed in dwellings shall be individual units independent of any commercial alarm system.

F. Section R321.1 Premises identification amended. Approved numbers or addresses shall be provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers or addresses shall be a minimum of 4 inches in height, with a 1 inch minimum stroke

and have a highly contrasting background. Numbers or addresses shall be approved by the Town of Eatonville.

G. Section R405.1.1 Underfloor drainage. Section R405.1.1 is added as follows: Underfloor drainage systems shall be provided under each residence with a crawlspace to insure the removal of water. The interior grade of the crawlspace shall be sloped to a drainage system which will relocate the water to the exterior of the building.

H. Section R502.3.1, Sleeping areas and attic joists, is deleted.

I. Section R611.1.1 Insulating concrete form construction. Section R611.1.1 is added as follows: Insulating concrete form wall systems shall have an approved current evaluation report from the International Code Council, or approved equivalent agency.

Section 8. EMC section 16.08.016 is hereby adopted to read as follows:

16.08.016 Section 110.1 of the International Building Code amended — Certificate of occupancy.

Section 110.1 of the International Building Code and Section R110.1 of the International Residential Code, 2006 Edition, as adopted by EMC 16.08.010, are amended to read as follows:

Use and Occupancy. No building or structure of Groups A, B, E, F, H, I, LC, M, R, or S occupancies shall be used or classification of a building or structure or portion thereof, shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein. A Certificate of Occupancy shall be issued only:

- (1) After compliance with applicable zoning regulations, concomitant agreement articles, construction permit conditions, conformity to the provisions of this code, and all relevant laws, ordinances, rules and regulations; and
- (2) Upon satisfactory repair of, or payment for, any damage to city property occurring in the course of work done under the provisions of this code.

Section 9. EMC section 16.08.018 is hereby adopted to read as follows:

16.08.018 Investigations.

A. The fire chief of the Pierce County Fire Marshal's Office or his or her designee is authorized to investigate promptly the cause, origin and circumstances of each and every fire occurring in the Town of Eatonville involving loss of life or injury to person or destruction or damage to property and is authorized to pursue the investigation to its conclusion. This authorization shall also extend to unauthorized releases of hazardous materials. The Town police department is authorized to assist the fire department in its investigations when requested to do so.

B. "Fire chief", "chief", or "chief of the fire prevention bureau", as used in the International Fire Code or in the EMC, means the fire chief of the Pierce County Fire Marshal's Office for purposes of fire suppression and enforcement of the International Fire Code.

Section 10. EMC section 16.12.010 and the corresponding portions of Ordinance Nos. 98-08 § 9 and 92-5 § 19 are hereby amended to read as follows:

16.12.010 Uniform Plumbing Code — Adopted by reference.

The Uniform Plumbing Code, is adopted by EMC 16.08.010(D) as follows: The Uniform Plumbing Code, 2006 Edition, published by the International Association of Plumbing and Mechanical Officials; PROVIDED, that any provisions of such code affecting sewers or fuel gas piping are not adopted; and Appendix H (Recommended Procedures for Design, Construction and Installation of Commercial Kitchen grease Interceptors), as amended by the Washington State Building Code Council and published as Chapters 51-56, 51-57 WAC, are adopted by this reference.

Section 11. EMC section 16.16.010 and the corresponding portions of Ordinance Nos. 98-08 § 10 and 95-07 §§ 2, 9 are hereby amended to read as follows:

16.16.010 International Mechanical Code — Adopted by reference.

The International Mechanical Code, is adopted by EMC 16.08.010(C) as follows: The International Mechanical Code, 2006 Edition, published by the International Code Council, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code) as amended by the Washington State Building Code Council, and published as Chapter 51-52 WAC, is adopted by this reference.

Section 12. EMC section 16.16.020 and the corresponding portions of Ordinance Nos. 92-5 § 24 are hereby amended to read as follows:

16.16.020 Administrative authority designated.

The administrative authority, as set forth in the International Mechanical Code, shall be deemed to refer to the town building official, or his duly authorized representative.

Section 13. EMC section 16.20.010 and the corresponding portions of Ordinance Nos. 98-08 § 11 and 95-07 §§ 3, 10 are hereby amended to read as follows:

16.20.010 International Fire Code — Adopted by reference.

The International Fire Code is adopted by EMC 16.08.010(E) as follows: The International Fire Code, 2006 Edition, published by the International Code Council, as amended by the Washington State Building Code Council and published as Chapter 51-54 WAC, is adopted by this reference.

Section 14. EMC section 16.24.030 and the corresponding portions of Ordinance No. 89-4 § 1 are hereby amended to read as follows:

16.24.40 Dangerous building described.

Wherever it appears "Uniform Building Code" shall be replaced by "International Building Code".


Section 15. The city clerk shall sign and file with the adopting ordinance a copy of the statutes and regulations referenced herein and shall also file and maintain in the city clerk's office one copy of each of the adopted laws in the form in which they were adopted for use and examination by the public.

Section 16. This Ordinance is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law; *provided*, that this Ordinance shall not take effect prior to July 1, 2004; *and provided further* that sections 6 through 8 of this Ordinance shall not take effect until approved by the Washington State Building Code Council.


PASSED by the Town Council and approved by the Mayor of the Town of Eatonville, Washington this 13th day of NOV., 2007.


Tom Smallwood, Mayor

ATTEST:


Chrystal McGlone, Town Clerk

APPROVED AS TO FORM:


Edward G Hudson, Town Attorney